

WARRANTY DEED  
Statutory Short Form  
013281

We, ROBERT H. WILES and SALLY McCUE WILES of Waterville, County of Kennebec and State of Maine, for consideration paid, grant to DANIEL R. HENYAN and MARGARET L. HENYAN of 5 Mt. Pleasant Street, Waterville, County of Kennebec and State of Maine, 04901, with Warranty Covenants as joint tenants and not as tenants in common, the land in Waterville, Kennebec County, State of Maine, bounded and described as follows; to wit:

A CERTAIN LOT or parcel of land, with the buildings thereon, situated in Waterville, County of Kennebec, and State of Maine, more particularly bounded and described as follows; to wit:

COMMENCING at a point at the intersection of the southerly line of Eustis Parkway with the easterly line of Rupert Street; thence in a general easterly direction along the southerly line of Eustis Parkway a distance of one hundred five (105) feet to a point; thence in a general southerly direction a distance of one hundred (100) feet to a point; thence in a general westerly direction a distance of one hundred five (105) feet along the northerly line of land now or formerly owned by one Herbert Sterns to a point in the easterly line of Rupert Street; thence in a general northerly direction along the easterly line of Rupert Street a distance of one hundred (100) feet to the point of beginning.

ALSO another certain lot or parcel of land with the buildings thereon situated in said Waterville and more particularly bounded and described as follows; to wit:

COMMENCING at a point in the southerly line of Eustis Parkway situated one hundred and five (105) feet easterly of the intersection of Rupert Street and Eustis Parkway and in the northeast corner of premises of the within Grantees; thence in a general southerly direction along the easterly line of land of the within Grantees a distance of one hundred (100) feet to the point in the northerly line of premises now or formerly owned by one Herbert Sterns; thence in a general easterly direction along the northerly line of premises now or formerly owned by Herbert Sterns a distance of thirty-five (35) feet; thence in a general northerly direction in a line parallel with the westerly line of the within conveyed premises a distance of one hundred (100) feet to a point situated in the southerly side of Eustis Parkway; thence in a general westerly direction a distance of thirty-five (35) feet to the point of beginning.

THIS CONVEYANCE IS SUBJECT to the following restrictions, which are to run with the land, to wit:

NO building other than a private dwelling house for not over one family occupancy together with private garage for use by occupants of house shall be erected upon said premises. No part of any building shall be placed nearer than thirty-five (35') feet from the line of Eustis Parkway, provided, however, that porticoes projecting not over three (3) feet, steps, and bay windows are to be allowed on said reserved space. No part of any building shall be placed nearer than eight feet (8') from any sideline. No double decked porches may be built on any house. Said dwelling house and a garage shall cost not less than Twenty Thousand (\$20,000.00) Dollars. The garage, unless built as a part of the house, shall be set back at least sixty feet (60') from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy feet (70') frontage on the street. The finish grade of the lot facing the street shall be not over three feet (3') above the top surface of the center line on the street when completed, and the top of the

TRANSFER  
TAX  
PAID

foundation wall of the house erected on said lot shall be not over four feet (4') above the top surface of said center line of the street.

BEING all and the same premises acquired by Robert H. Wiles and Sally McCue Wiles by Warranty Deed from Wayne K. Wheeler and Pamela R. Wheeler dated July 17, 1986 and recorded in the Kennebec County Registry of Deeds in Book 2988, Page 331.

WITNESS our hands and seals this 23rd day of June, 1989.

Signed, Sealed and Delivered

in the presence of:

Robert H. Wiles  
(to both)

Robert H. Wiles  
Robert H. Wiles  
Sally McCue Wiles  
Sally McCue Wiles

STATE OF MAINE  
COUNTY OF KENNEBEC

Dated: June 23, 1989

Then personally appeared the above named Robert H. Wiles and Sally McCue Wiles and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Robert M. Marden  
Notary Public  
Print Name \_\_\_\_\_

ROBERT M. MARDEN  
ATTORNEY AT LAW - NOTARY PUBLIC  
MY COMMISSION EXPIRES NOVEMBER 5, 1995

RECEIVED KENNEBEC SS.  
1989 JUN 26 AM 9:00  
TEST: Norma Ruth Marden  
REGISTER OF DEEDS